

\$874,900 - 21 Marquis Grove Se, Calgary

MLS® #A2151562

\$874,900

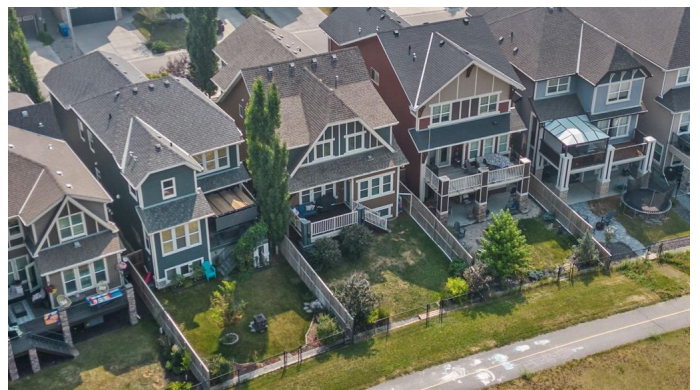
4 Bedroom, 4.00 Bathroom, 2,504 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE - Saturday August 3rd, 2-4 pm

| Experience the allure of Mahogany living in this exquisite family home. Perfectly situated backing onto Divine Mercy school sports fields and playground, with direct access to the wetland pathway system, you can step out onto your back deck and watch your children walk to school as you enjoy your morning coffee. This expansive home boasts over 3,300 square feet of developed living space, featuring 4 bedrooms, 3.5 bathrooms, and a separate main floor office. The upgraded kitchen is a chef's delight, with ceiling-height cabinetry, quartz countertops, stainless steel appliances including a newer dishwasher (2023), and an oversized breakfast bar. The living room centers around the gas fireplace, complemented by sophisticated built-in shelving. The adjacent dining area can accommodate a large table, perfect for family gatherings. Upstairs, the considerable bonus room is accentuated by a tray ceiling, providing additional living space for everyone in the family to spread out. The well-appointed upper laundry room includes a newer washer and dryer (February 2024) and ample counter space making folding and organizing a breeze. The primary bedroom features vaulted ceilings and a spacious walk-in closet, while the elegantly designed 5-piece ensuite offers a separate tub, a rain shower with built-in bench seating, dual sinks, and abundant cabinetry to store all of your toiletries. Two more generously sized bedrooms and another



4-piece bathroom complete the upper level. The professionally finished basement includes a fourth bedroom, space for a home gym or games room, another cozy living area, and a third full bathroom. Additional recent upgrades include hot water on demand (2023) and central air-conditioning (2021). Located just a 10-minute walk from Mahogany Beach, Marquis Grove is known for its vibrant community spirit, hosting block parties throughout the year. This Mahogany home offers year-round activities: swimming, kayaking, skating and more. Call your agent to book a showing today.

Built in 2012

Essential Information

MLS® #	A2151562
Price	\$874,900
Sold Price	\$868,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,504
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	21 Marquis Grove Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1M5

Amenities

Amenities	Beach Access, Clubhouse, Playground
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener

Interior

Interior Features	Bookcases, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Instant Hot Water, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Backs on to Park/Green Space, Front Yard, Garden
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2024
Date Sold	August 20th, 2024
Days on Market	25
Zoning	R-1
HOA Fees	542.89
HOA Fees Freq.	ANN

Listing Details

Listing Office	The Real Estate District
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